

Riviera Palms 2 - Major Works and Improvement list

No.	Date added	Work item	Priority H/M/L	To be done by? (Staff / Contract)	Comments / completion
1	Jan 2023	Roof works – Ongoing works necessary to: <ul style="list-style-type: none"> • repair broken roof tiles • Identify points of water ingress and effect repairs 	High	Contract / Staff	<u>As of Jan 2023</u> In hand
2	Jan 2023	Painting: <ul style="list-style-type: none"> • Roofs dirty. • Some walls badly stained. Others looking tired. • Some service doors in a poor state 	High	Contract	<u>As of Jan 2023</u> New quotations are being obtained. Others in hand. Expensive works. The MC plans to consult members as part of the 2023 AGM process re how best to proceed
3	Jan 2023	Internal car park: <ul style="list-style-type: none"> • Need for top coat to be investigated 	High	Contract	MC investigating
4	Jan 2023	L Block hot water <ul style="list-style-type: none"> • Problem likely to caused by dirty /shaded solar panels. 		Staff	<u>As at Jan 2023:</u> Panels cleaned. Overhanging trees to be cut back.
5	Jan 2023	Termites <ul style="list-style-type: none"> • Areas of termite damage around the complex. 	High	Contract	<u>As of Jan 23:</u> One – off full complex treatment underway.
6	Jan 2023	External car park. <ul style="list-style-type: none"> • Scrap vehicles to be removed. Far end of car park to be cleared. • Future usage to be determined and work undertaken as necessary 	Medium	Staff / Contract	<u>As of Jan 23:</u> Subject of current MC discussion.
7	Apr 2020	Pump room electrical switches to be checked, and upgraded (at present 1 switch controls 3 to 4 circuits).	Low		<u>As of Jan 23:</u> To be investigated
8	Jun20	Install notice board on wall inside main gate	Medium	Contract	<u>As of Jan 23:</u> Designs for initial notice boards complete. Manufacture in hand.
9	Jun 20	Security items e.g CCTV	Low	Contract	<u>As of Jan 23:</u> Low priority. Not started
10	Dec 21	Meter room door <ul style="list-style-type: none"> • needs replacing due to termite damage 	Med	Contract	<u>Mar 23</u> To be done asap
11	Dec 21	Pool room door <ul style="list-style-type: none"> • needs replacing due to termite damage 	Med	Contract	<u>Mar 23</u> To be done asap

12	Dec 21	Office: <ul style="list-style-type: none"> To be refurbished to serve as an office for the complex 			As of Jan 23: Low priority
13	Jan 23	Network cables <ul style="list-style-type: none"> Have been / are being strung by owners individually. Often poor installation causing inconvenience to other owners 			As of Jan 23: MC reviewing way ahead. AGM Open Forum item

Completed works

1	April 2020	Pool surrounds: <ul style="list-style-type: none"> a. Sand tiles to be lifted, filter channel to be cleaned, plastered & grouting to be done. b. Broken sandstone tiles of pool to be replaced c. Border rim of pool to be mortared 	High	Contract	As at Dec 2021 All work completed. Pool and surrounds looking good. N.B. These areas need regular repair due to ongoing coconut and weather damage
2	April 2020	Lamp posts: <ul style="list-style-type: none"> a. 3 x new lamp-posts to be installed b. Bases of existing lamp-posts to be repaired and plastered c. New waterproof electrical boxes new to be fitted at base with cover d. Wiring & light fittings to be checked. 	Medium	Contract	As of Feb 21 Work completed: <ul style="list-style-type: none"> o All lampposts refurbished and repaired. o All rewired as necessary,
3	June 2020	Wells: <ul style="list-style-type: none"> a. Wells to be de-silted and cleaned b. Water testing c. N block – new pump to be sourced and fitted d. Investigate whether a spare pump should be sourced 	High	Contract	As at Dec 2021 Work completed: <ul style="list-style-type: none"> o Second well brought back into service. o Both wells de-silted and cleaned Work deferred: <ul style="list-style-type: none"> o Fitting of pump to second well (will be done ahead of increased occupancy of complex)
4	June 2020	N Block drainage chamber, <ul style="list-style-type: none"> • New chamber to be created 	High	Contract	As at Dec 2021 Work completed. There was no chamber in the original design so there was no access point to the drains to clear blockages. A chamber has now been created and the blockage problems resolved

5	Jun 20	Re-certification & refill of fire extinguishers	High	Contract	Completed
6	Aug 20	Purchase of pressure washer, extension lead and hoses. Purchase of electric lawn mower	High (To enable painting by staff to continue / improve staff effectiveness	In-house	<u>As of Dec 21:</u> Completed
7	Jun 2020	Poolside 3 x benches to be waterproof painted.		Staff	<u>As of Feb 21:</u> ○ Benches repainted by staff
8	Jun 2020	Painting of gates		Staff	<u>As of Feb 21:</u> ○ Gates repainted by staff
9	Jun 2020	Repair of sunbeds		Staff	<u>As of Feb 21:</u> ○ Completed by staff
10	June 2020	Washing and painting of walls a. Washing of accessible badly stained walls b. Painting of corridor walls c. Painting of badly stained lower level walls		Staff	<u>As of Feb 21:</u> ○ Numerous ground level walls repainted by staff ○ Continuous programme underway to include corridors
11	Apr 2020	Staff toilet • To be upgraded	High	Contract	<u>As of Dec 21:</u> ○ Work completed
12	Jun 20	Site safety reviews • Regular inspections to be timetabled	High	Staff	<u>As of Dec 21:</u> ○ Regular inspections scheduled ○ Pool safety rules to be reviewed
14	Jun 20	Ground sinkage near staff toilet	High	Contract	<u>As of Dec 21:</u> ○ Drain holes made in wall to allow excess water to drain into paddy field. ○ Retaining wall inspected and deemed to be sound
15	Jan 21	Repair of N Block Solar panels	High (Hot water supply failed)	Contract	<u>As of Dec 21:</u> ○ New panels bought and fitted
16	Jun 21	Manhole covers • Have sunk / been covered over since construction causing problems in dealing with drain blockages	Low	Contract	<u>As of Dec 21:</u> ○ All covers raised to ground level
17	Jun 21	Path repairs a. Broken slabs b. Some paths sunk since build and prone to flooding	Low	Contract	<u>As of Dec 21:</u> ○ All broken slabs replaced with heavier duty non-polished slabs ○ N block path lifted by 2 inches

18	Sep 21	Septic tank in garden near L block overflowing	High	Contract	<u>As of Dec 21:</u> <ul style="list-style-type: none"> Investigation revealed the design of the tank was faulty and consequently it was not functioning correctly. As a result grey water was contaminating the sewage which resulted in the sewage not decomposing as it should and hence the overflowing. A new double chamber tank has been dug and constructed and waste flows channels created to enable the tanks to function as they should. M block tank has been inspected and found to be of double chamber design. Deemed to be satisfactory at present, Villas/ N block tank inspected. Found to be unsatisfactory design. But minor problems only at the moment which are being resolved by cleaning of lines. May need to be rebuilt in the future
19	5 June 2020	Roof tanks to be inspected and: <ul style="list-style-type: none"> a. Cleaned and covers fitted as necessary b. Float valves to be fitted as necessary 	Medium	Contract	<u>As at Dec 2021</u> L block has been completed. M and N block – no problems reported
20	June 2020	Internal car park: <ul style="list-style-type: none"> Base to be improved 	Low	Contract	<u>As at Jan 2023:</u> Car park base re-laid. Consideration being given to whether a further top coat is necessary
21	Jun 2020	External car park to be cleared and tidied	Medium	Staff	<u>As at Jan 2023:</u> Initial clearance completed

4	June 2020	Painting: a. Badly stained walls where scaffold needed b. Frontages	Low	Staff / Contract	<u>As at Jan 2023:</u> <ul style="list-style-type: none"> Three quotations for major repaint were obtained in 2020 but MC deemed them too expensive (20 to 40 Lakh Rupees depending on scope of works) Instead: <ul style="list-style-type: none"> Painting of accessible areas undertaken by staff. Work put on hold during pandemic. Deemed low priority given low occupancy Crack repair work undertaken
9	June 2020	Planting (and mosquito repellents) Need to improve looks of garden with additional colour	Low	Staff	<u>As of Jan 2023</u> Planting completed
1.	April 2020	Roof repairs to: a) L block, <ul style="list-style-type: none"> Roof terrace cleaning Branches overlapping terrace from adjacent property backside branches to be cut...if permission given by property owners. Broken tiles replaced Ridge tiles repaired as necessary Water ingress to apartments identified and fixed b) M block <ul style="list-style-type: none"> Roof terrace cleaning Broken tiles replaced Ridge tiles repaired as necessary Water ingress to apartments identified and fixed c) N block <ul style="list-style-type: none"> Roof terrace cleaning Broken tiles replaced Ridge tiles repaired as necessary Water ingress to apartments identified and fixed d) Villas	High	Contract	<u>As at Jan 23</u> <ul style="list-style-type: none"> Work completed on apartment blocks <ul style="list-style-type: none"> Overlapping trees cut back Debris removed Broken tiles replaced Ridge tiles replaced as necessary Reported cases of water ingress investigated and repaired Application of damp proof paint to flat roof areas Parapet repairs Work completed on villas <ul style="list-style-type: none"> Reported cases of water ingress investigated and repaired Broken tiles replaced Ridge tiles replaced as necessary Parapet repairs

		<ul style="list-style-type: none">• Broken tiles replaced• Ridge tiles repaired as necessary• Water ingress to villas to be identified and fixed			
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